

EAST COUNTY AREA GENERAL PLAN
AMENDMENTS

<u>NAME</u>	<u>REFERENCE NUMBER</u>
Oakley Area	1979-2E
Discovery Bay	1980-1D
Big Break	1981-1E
Hofmann-Miller	1983-1A
Oakley Consolidated	1983-1C

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GENERAL PLAN AMENDMENT

OAKLEY AREA

This amendment to the Land Use Element of the County General Plan covers areas near Oakley in East County. The amendment was initiated in response to several requests to review the General Plan in the Oakley area.

The amendment increases residential densities in two areas; approximately 140 acres lying on the west side of Empire Avenue, and approximately 490 acres located south of the Contra Costa Canal, including about 65 acres south of Laurel Road on both sides of Highway 4. In these acres the designation is changed from Single Family Residential - Low Density to Single Family Residential - Medium Density.

The amendment changes the land use designation of approximately 35 acres lying between the Marsh Creek Channel and the Southern Pacific Railroad right-of-way from Agriculture - Residential to Mobile Home Park.

The amendment includes certain areas, as shown on attached Map B, in the Primary Growth Area. The designation Interim Agriculture is removed from these areas.

LAND USE ELEMENT1. Density

Change the designation from "Single Family Residential - Low Density" to "Single Family Residential - Medium Density" for approximately 630 acres of land as shown on the attached Map A.

Single Family Residential - Medium Density (3-5 Units/Net Acre)

This designation is for areas which are located on the periphery of the downtown areas of the Knightsen and Byron communities. It allows for a transition between Agriculture - Residential use and high density single family uses. It is also applied in the Oakley community, where it provides a transition from Single Family Residential - High Density to Single Family Residential - Low Density.

2. Land Use Designation

An approximately 35 acre parcel lying between the Marsh Creek Channel and the Southern Pacific Railroad right-of-way, and north of the alignment of Laurel Road, is changed from Agriculture - Residential to Mobile Home Park.

Mobile Home Park (13-21 Units/Net Acre)

The Mobile Home Park designation adds to the range of housing options available in Oakley. The density range allows the provision of recreation, adequate parking, landscaping, and other amenities consistent with the character of other residential land uses in Oakley. T-1 zoning conforms with this land use category.

3. Phasing of Growth

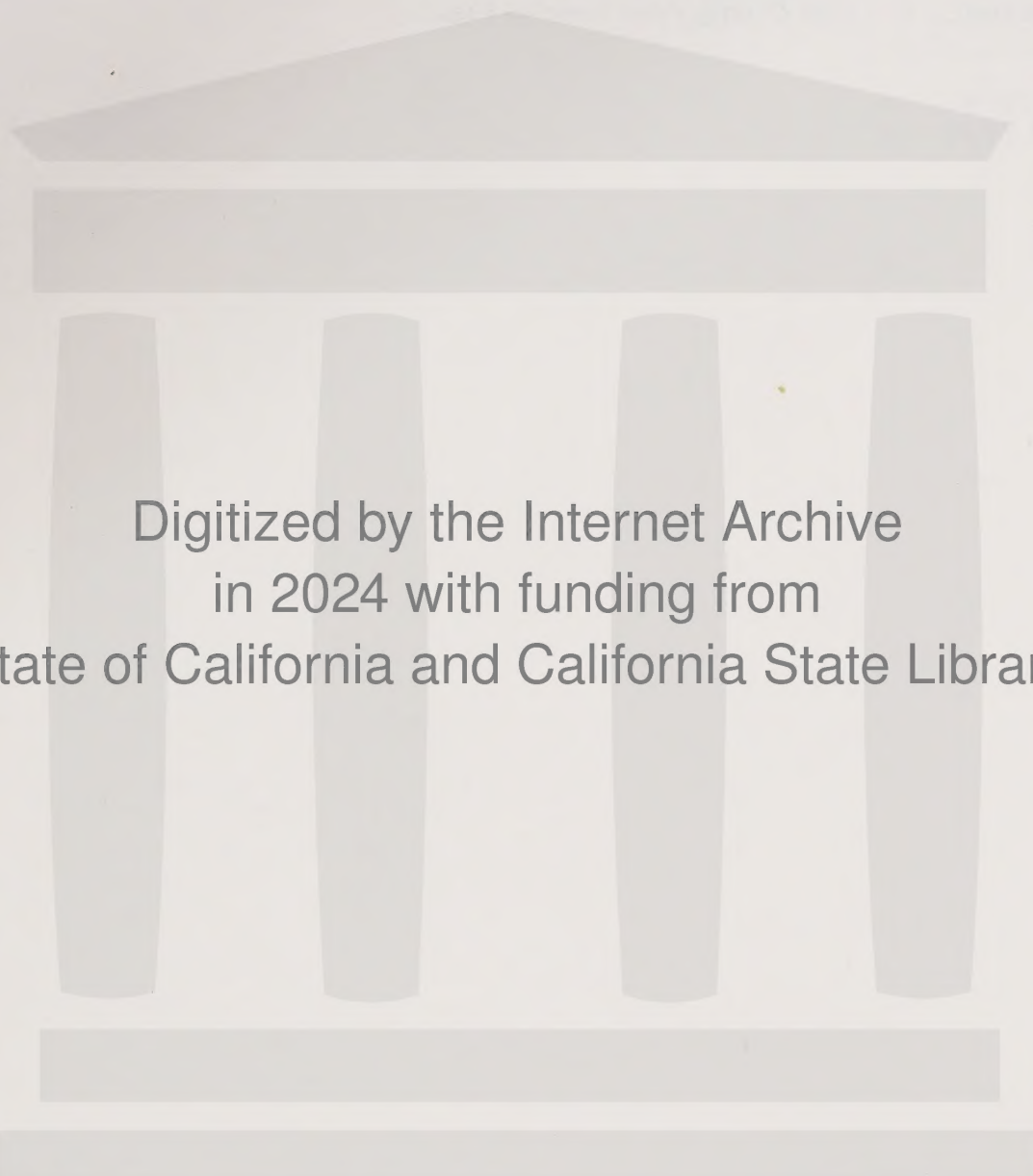
The Phasing of Growth area in the Oakley community area is modified to include certain areas in the Primary Growth Area.

The area now included in the Primary Growth Area is the area lying south of the Contra Costa Canal and east of Empire Avenue, as shown on Map B. The designation Interim Agriculture is removed from this Area.

All other land use designations and General Plan elements remain as they were adopted in the East County Area General Plan.

9-19-79

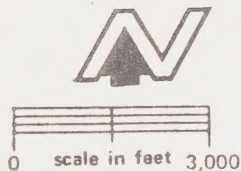
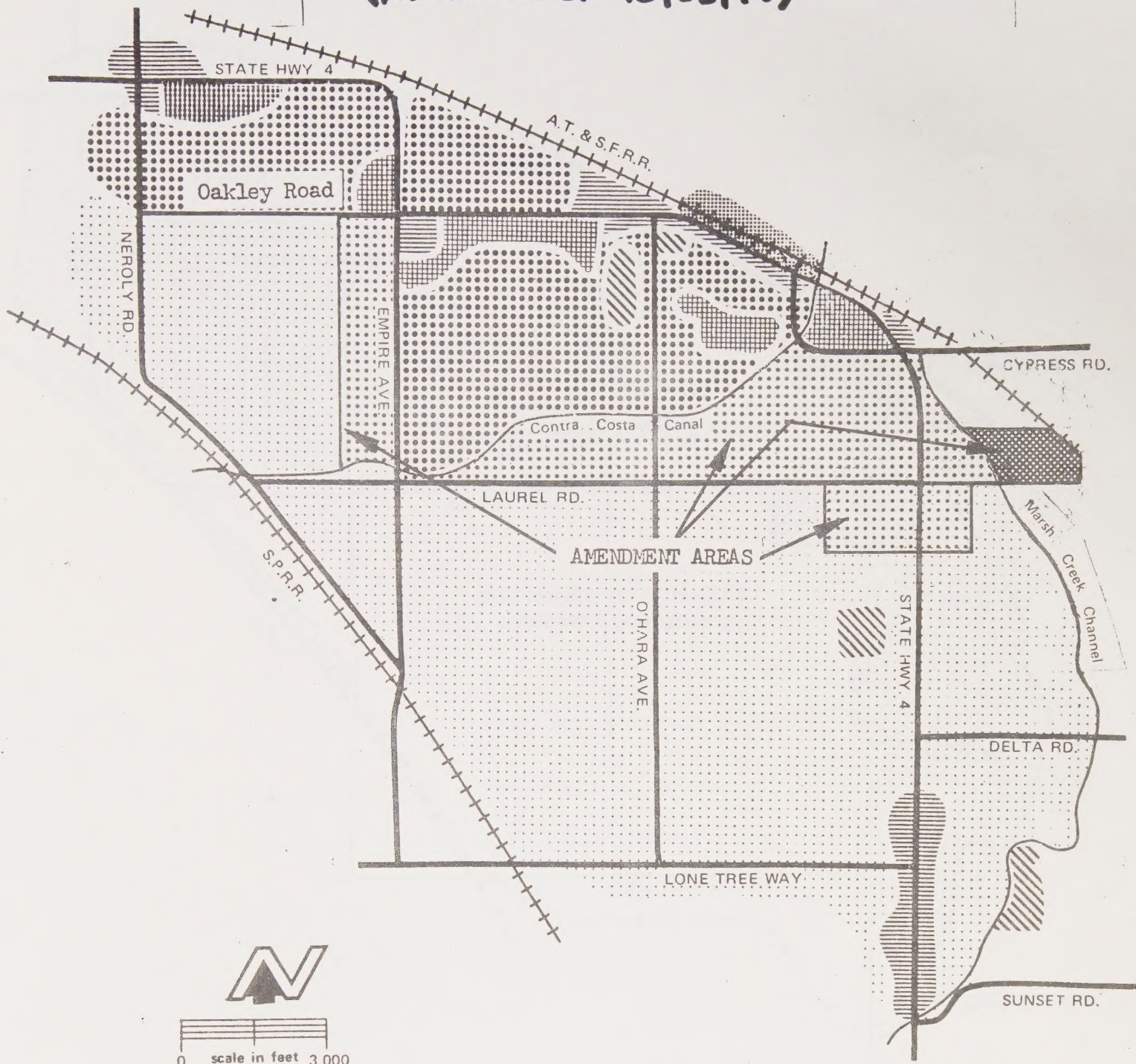
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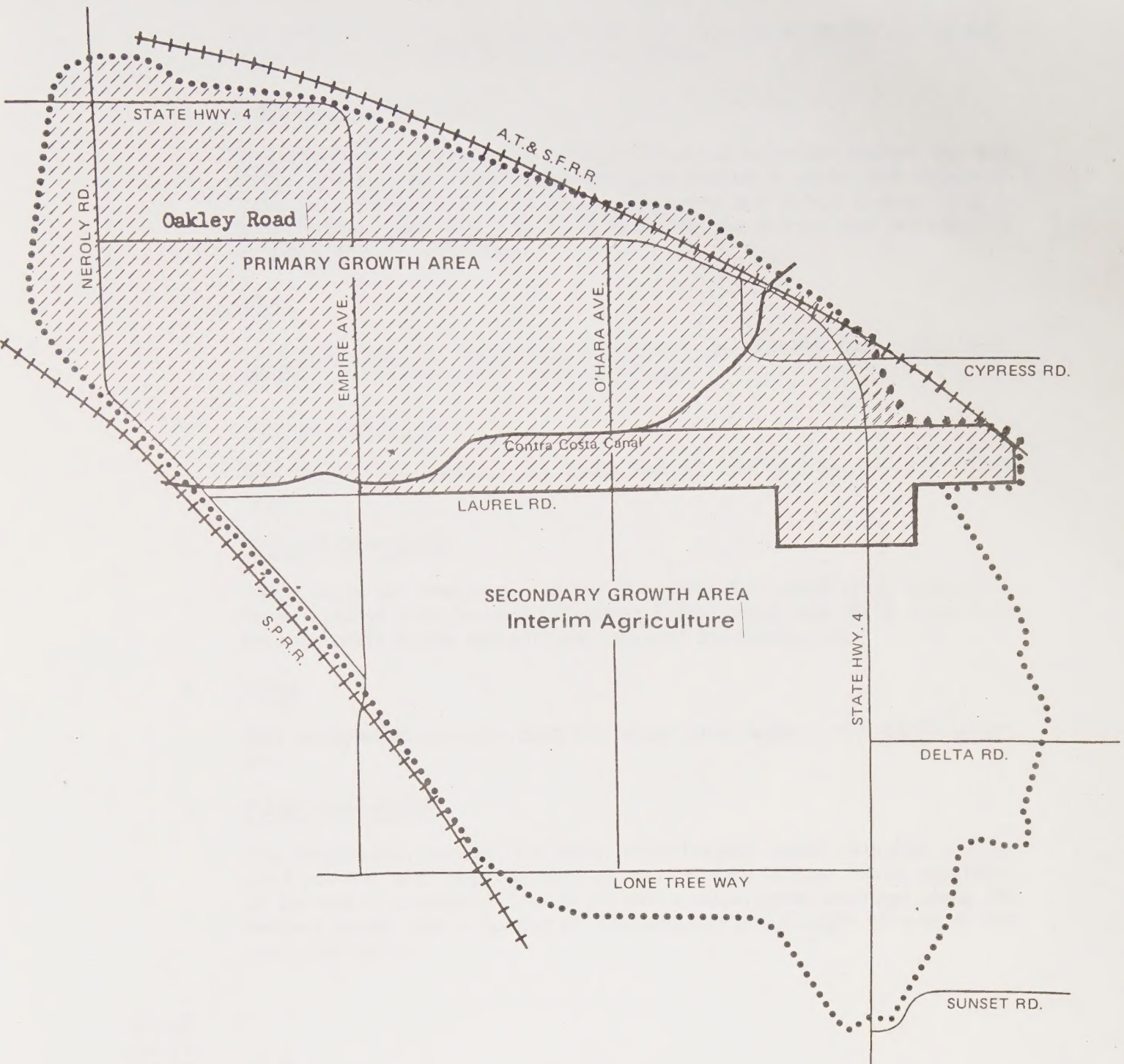
OAKLEY COMMUNITY PLAN (AS AMENDED 10/23/79)



LEGEND	
	Single Family Residential - Low Density
	Single Family Residential - Medium Density
	Single Family Residential - High Density
	Multiple Family Residential - Medium Density
	Mobile Home
	Commercial
	Light Industry
	Public & Semi-Public

See Brentwood Community Plan

PHASING OF GROWTH (AS AMENDED 10/23/79)



3. Commercial

This general commercial designation provides for a variety of highway, neighborhood and community commercial uses.

4. Commercial Recreation

This designation applies to commercial areas oriented around the golf course and marina. These allowable uses include a yacht and raquetball club, golf clubhouse and pro-shop, restaurant and public launch ramp or other similar uses. The area identified near the marina also provides for an apartment or motel site.

5. Office

An office area is separately designated to provide for professional, administrative and general business offices.

6. General Open Space

This designation provides for areas used for the golf course and driving range.

7. Park and Recreation

Three parks are designated in the Discovery Bay Community Plan area. These include a Highway 4/Greenbelt Linear Park, and parks located in the southwest corner and northeast area of the community.

8. Water

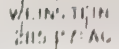
This designation includes both the water area lagoons and marina water area.

9. Public/Semi-Public

This designation provides for major lands (except parks) owned publicly or semi-publicly including the sites of two primary school, future expansion of the sewer treatment facility, a fire station, levee drainage along the eastern border and a Bureau of Reclamation public right of way in the southwest corner.

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5-9-80
5-20-80

RA: MA:
52: 24



GENERAL PLAN AMENDMENT
DISCOVERY BAY COMMUNITY PLAN
EAST COUNTY AREA GENERAL PLAN

This is an amendment to the Land Use Element of the County General Plan for the Discovery Bay area, as depicted in the East County Area General Plan.

The Circulation Element of the East County Area General Plan is not affected by this amendment although several streets identified on the Discovery Bay Community Plan Map have been changed. This general plan amendment was initiated in response to a request from the Hofmann Company to modify the land use and circulation pattern of the approved development plan for Discovery Bay. The amendment provides several general plan land use designations to accommodate the modified development plan request. This amendment covers the entire Discovery Bay Community.

The amendment changes to the Land Use Element include:

1. A change in housing type by increasing the number of townhouses-multiple family units and reducing the number of single family units;
2. A redistribution of proposed recreation commercial uses with a separate defined marina area land use;
3. A re-alignment of Discovery Bay Boulevard and a change in the interior circulation network of the project;
4. A reduction in the golf course area and realignment of this land use of Discovery Bay Boulevard to provide for scenic views of the lagoon areas to the west and an increase in area devoted to water.

LAND USE ELEMENT

This amendment to the Land Use Element for the Discovery Bay Community utilizes the standard land use categories of the County, with the exception of the Commercial Recreation category which was created especially for this planned community. These land use categories reflect approximate locations only; their precise locations will be considered through review of the project. Locations are considered to be general. The land use plan is shown on the attached Map (Map 3).

1. Single Family Residential - High Density (5-7 units/net acre)

The designation provides for single family residential lagoon lots, golf course lots and non-golf course lots.

2. Multiple Family Residential - Low Density (7-12 units/net acre)

This land use designation provides for both townhouses and multiple family housing types. It includes the approved marina condominium development and those townhouses-multiples fronting the golf course and marina.

GENERAL PLAN AMENDMENT
BIG BREAK, OAKLEY AREA
CONTRA COSTA COUNTY, CALIFORNIA

INTRODUCTION

This amendment to the County General Plan pertains to the Land Use Element. The amendment area is approximately 300 acres in size located northerly of the existing community of Oakley. The boundary area of the amendment is shown on the attached map. The boundary lines between land use categories are imprecise and should be interpreted flexibly.

AMENDMENT PROPOSALS

This amendment changes the land use classification of the subject area from Industrial and Agricultural-Recreational to the following classifications:

- Single Family Residential - High Density for the southerly portion of the site.
- Parks and Recreation for the marsh lands and adjoining upland areas.
- Public and Semi-Public for the lands set aside for the sewage treatment facilities.
- That a school site symbol be shown on the plan map.

LAND USE CATEGORY DEFINITIONS

The definition of the Land Use Element categories utilized in this amendment are as follows:

Single Family Residential - High Density

This category will provide for single family or clustered homes with densities of 5-7 units per net acres. Density in this area may vary to provide for a diversity of appearance and intensity and to serve to enhance the environmental aspects of the site. Therefore, an option is provided to allow for multiple family residential type housing with increased densities all subject to and determined through the project review process. The intent of this category is to encourage creative design of this site. The preferred method of implementing this Plan is through the Planned Unit District application.

Parks and Recreation

This designation reflects land which should be dedicated to a public agency to receive permanent protection of its valuable marsh habitat. The exact boundaries of the site will be resolved upon review of development plans on the property.

Public/Semi-Public

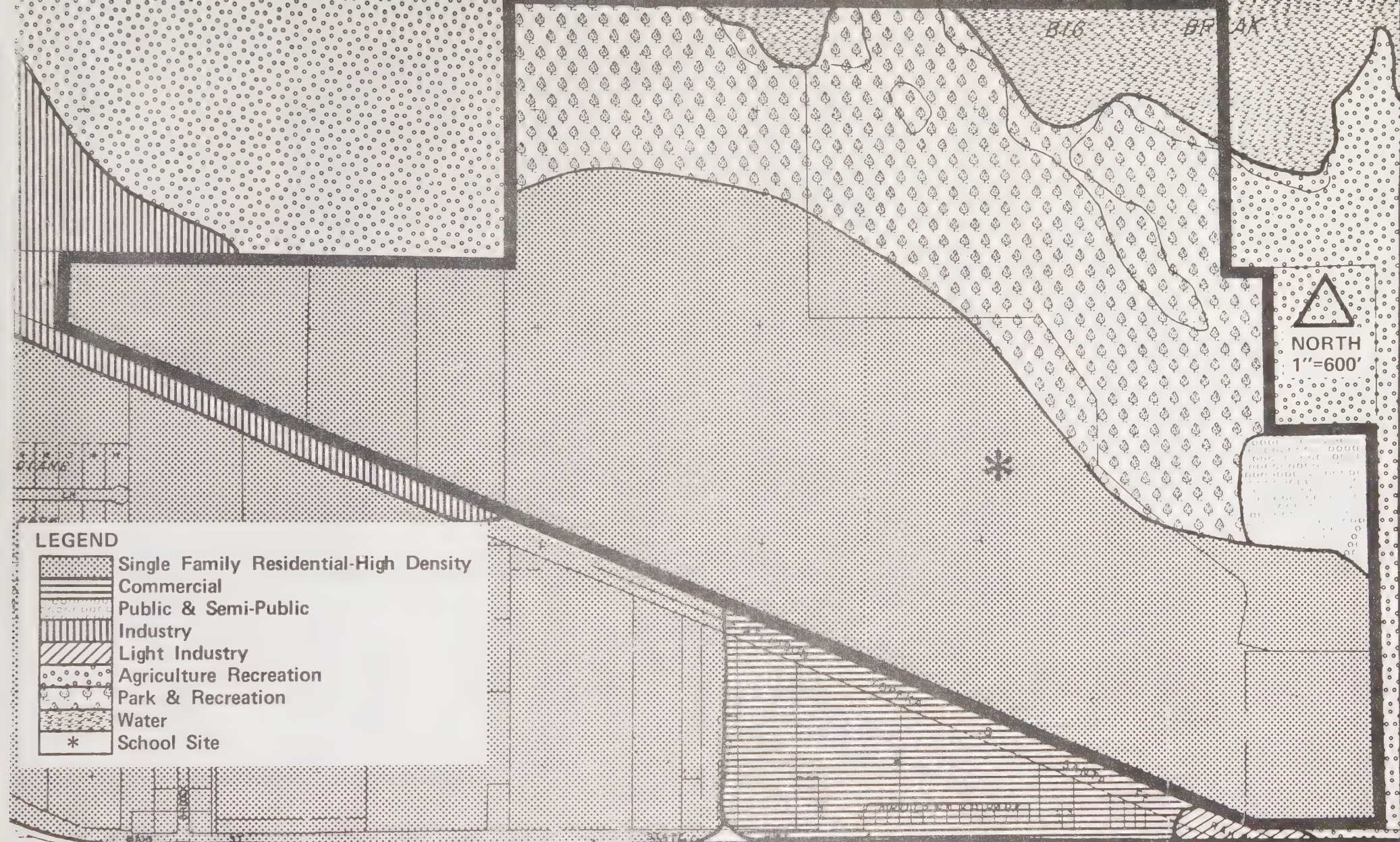
This category reflects the proposed sewage facilities in the area. A proposed school site is located by a symbol until a need for such a facility and its exact location is determined through the development review process.

Water

This reflects the existing water areas of the property.

INFRASTRUCTURE CONSIDERATIONS

Before a rezoning of property, a division of property or the issuance of a discretionary permit, it must be found that the following public improvements or services are in place or adequately assured: water by publicly owned system, sewer by publicly owned system, roads including overcrossings if necessary, drainage facilities, schools, fire and police protection facilities and recreation or park facilities.



AMENDMENT TO THE COUNTY GENERAL PLAN • BIG BREAK AREA

I HEREBY CERTIFY THAT THIS AMENDMENT TO THE CONTRA COSTA COUNTY GENERAL PLAN WAS APPROVED BY THE COUNTY PLANNING COMMISSION ON JULY 14, 1981.

Andrew H. Young
ANDREW H. YOUNG, CHAIRMAN

I HEREBY CERTIFY THAT THIS AMENDMENT TO THE CONTRA COSTA COUNTY GENERAL PLAN WAS ADOPTED BY THE BOARD OF SUPERVISORS ON OCTOBER 6, 1981.

Vera Nelson, Deputy Clerk
JAMES R. OLSSON, COUNTY CLERK

HOFMANN-MILLER
GENERAL PLAN AMENDMENT
CONTRA COSTA COUNTY, CALIFORNIA

INTRODUCTION

This amendment to the County General Plan pertains to the Land Use Element and the Recreation Element. The amendment area is approximately 83 acres in size, located north of the Santa Fe railroad and fronting on the eastern side of Big Break Road, just north of the community of Oakley. The boundary area of the amendment is shown on the attached map.

AMENDMENT CHANGES

This amendment changes the land use designations for the subject area from Agriculture-Recreation and Industry to the following classifications:

- Single Family Residential - High Density for the majority of the site.
- Parks and Recreation for the north-eastern corner, as a continuation of the upland areas adjoining the Big Break marshes on the adjacent property to the east.

LAND USE CATEGORY DEFINITIONS

The definitions of the Land Use Element categories utilized in this amendment are as follows:

Single Family Residential - High Density

This category will provide for single family or clustered homes with densities of 5-7 units per net acre. Density in this area may vary to provide for a diversity of appearance and intensity, and to serve to enhance the environmental aspects of the site. Therefore, an option is provided to allow for multiple family residential type housing with increased densities all subject to and determined through the project review process. The intent of this category is to encourage creative design of this site. The preferred method of implementing this Plan is through the Planned Unit District application.

Parks and Recreation

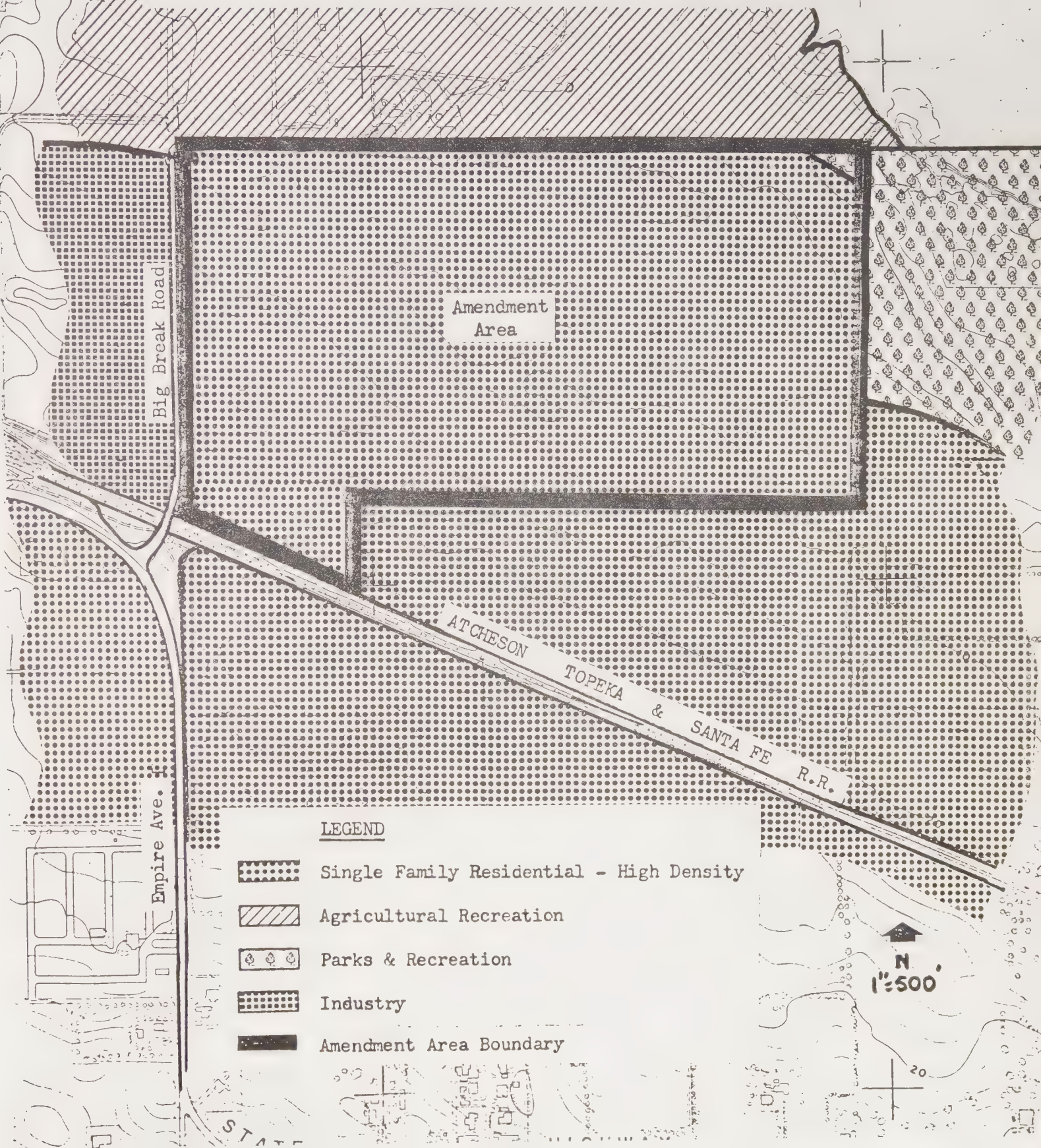
This designation reflects land which should be dedicated to a public agency to receive permanent protection of its valuable marsh habitat. The exact boundaries of the site will be resolved upon review of development plans on the property.

INFRASTRUCTURE CONSIDERATIONS

Before a rezoning of property, a division of property or the issuance of a discretionary permit, it must be found that the following public improvements or services are in place or adequately assured: water by a publicly owned system, sanitary sewerage by a publicly owned system, roads (including railroad overcrossings where necessary), drainage facilities, schools, fire and police protection facilities, and recreation or park facilities.

Every effort should be made in the design of projects in this General Plan area and in the development of project maps to evenly balance operational costs of various urban and government services with revenue sources.

PROPOSED HOFMANN - MILLER GENERAL PLAN AMENDMENT



OAKLEY CONSOLIDATED GENERAL PLAN AMENDMENT

Contra Costa County, California

1983

INTRODUCTION

This is an amendment to the land use element of the Contra Costa County General Plan, specifically the East County Area General Plan. It covers a portion of the unincorporated community of Oakley and provides for expansion of the Primary Growth Area, increased residential densities and two new community shopping centers. The affected properties lie generally south of the Contra Costa Canal and north of Brownstone Road between Marsh Creek and O'Hara Avenue.

The amendment consists of both this text and the attached map. The two components should be consulted together when interpreting this amendment. The General Plan categories should be interpreted in a flexible manner with special effort taken to provide for transitions to buffer adjacent existing land uses. This provision of buffers will focus on both changes in land use type and on intensities of development.

AMENDMENT CHANGES

This amendment changes the land use designation of the subject properties from Single Family Residential-Medium Density and Interim Agriculture to the following classifications:

- Single Family Residential-Medium Density for 81 acres south of Laurel Road.
- Multiple Family Residential-Medium Density for approximately ten acres near the intersection of Cypress Road and Highway 4.
- Commercial for approximately thirteen acres at the southwest corner of Cypress Road and Highway 4 and seven acres at the northwest corner of Cypress Road and O'Hara Avenue.

LAND USE DESIGNATIONS

Three land use designations are used in the amendment area and are defined below.

Single Family Residential-Medium Density

This category provides for single family, homes at a density of three to five dwelling units per net acre. This designation is applied to easily developable land reasonably close to transportation and shopping facilities. It provides a

transition between higher density areas and areas in low density single family and interim agriculture use.

Multiple Family Residential-Medium Density

Attached dwelling units can be constructed on land with this designation at a density of thirteen to twenty-one dwelling units per net acre. This category allows for a wide range of dwelling types from patio homes at the lower end of the range to townhouses and apartments. This designation is employed near the southwest corner of Cypress Road and Highway 4, adjacent to the new commercial area. The design of the multiple family housing shall be coordinated with that of the community shopping center to provide for pedestrian connections between the two uses and a pleasant field of view from the dwelling units. Particular attention should be paid to site design and building orientation.

Commercial

This designation is placed at the intersection of Cypress Road and Highway 4 and at the intersection of Cypress Road and O'Hara Avenue as indicated on the map. These sites shall be used for community shopping centers. The boundaries of this designation at the Highway 4 site are not intended to be precise, but flexible in terms of the location of commercial uses with respect to the multiple family area. The design of both commercial centers shall be complementary to that of the adjacent housing, with landscaping and site design concepts applied to achieve the highest degree of compatibility between the two types of uses.

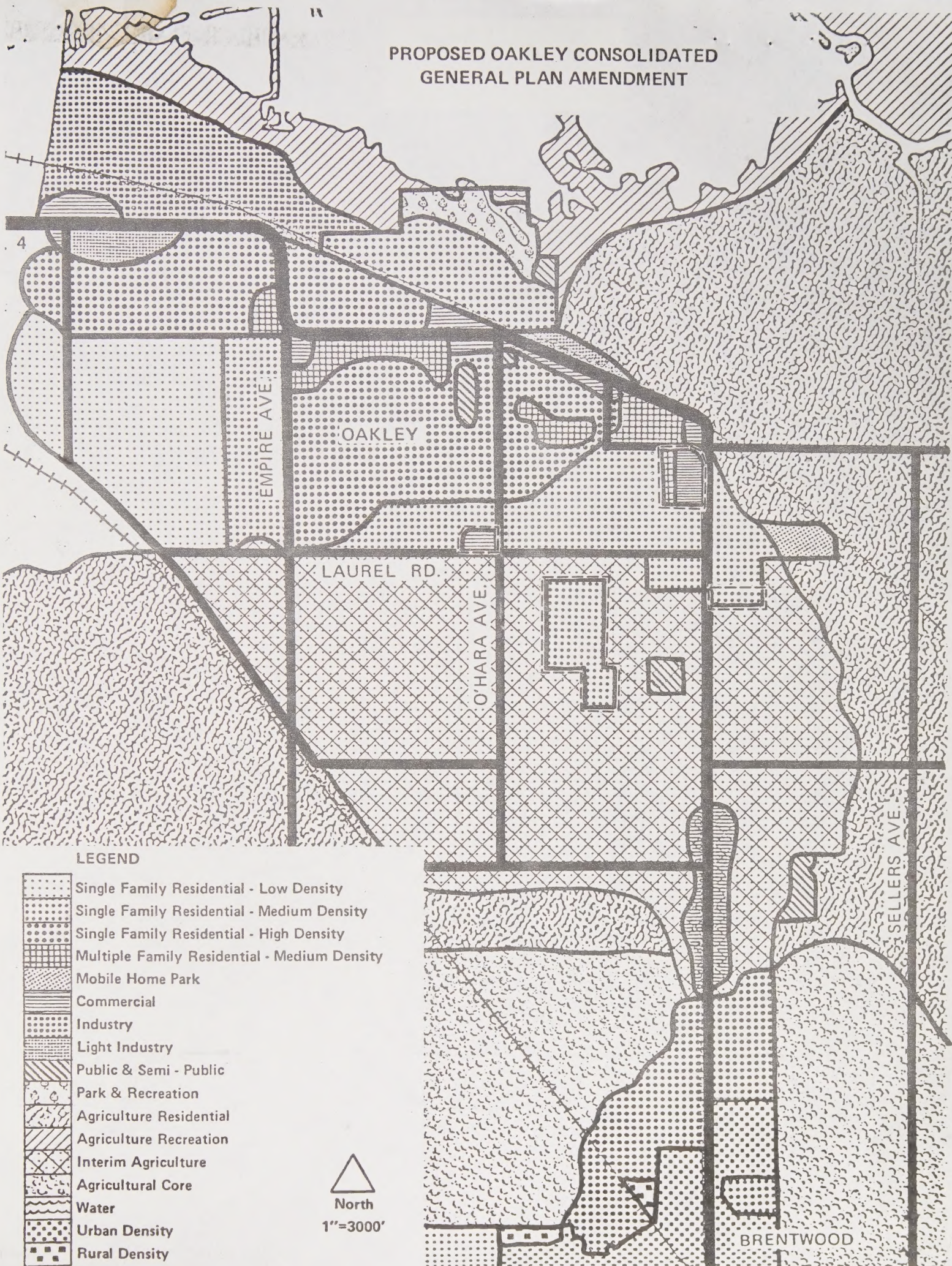
INFRASTRUCTURE CONSIDERATIONS

Development allowed under this amendment has the potential to adversely impact public services provision in Oakley. This amendment does not specify the precise mechanisms for assuring the adequate public services and facilities to be provided concurrent with development and allows for flexibility in resolving this issue. It is noted that policies developed from the School Facilities Master Plan and the Fire Facilities Master Plan will serve as guidelines for developing the mechanisms for part of the infrastructure needs. It is also recognized that an overall, comprehensive traffic plan for the Oakley Area is to be developed as a mechanism for further defining the roads and streets infrastructure needs and financing plan.

As policies are adopted by the Board of Supervisors to mitigate the impact of new housing on public services, specific conditions may be placed upon the granting of rezoning of property, division of property, or the issuance of a discretionary permit or a building permit by the County. Prior to the Board adopting policies to carry out the mitigation of public service impacts, those previously approved developments shall be subject to a fee at the time of issuance of a building permit to cover a pro-rata share of the estimated expenses of the East County traffic study.

BF/mbL

PROPOSED OAKLEY CONSOLIDATED GENERAL PLAN AMENDMENT



U.C. BERKELEY LIBRARIES



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